



# County of Santa Cruz

## Health Services Agency ♦ Environmental Health

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### Repair Standards

System Repair (or Major Repair) is a replacement of the treatment and/or dispersal system in order to correct a failure of an existing dispersal system. It may also include a replacement of the septic tank, if the tank requires replacement.

#### Types of Repair Systems, Requirements, and Building Allowances

Conditions <sup>a</sup>	Requirements	Building Allowed
Conventional, meets standards as much as possible, improvement over old system and old system not causing impairment, uses allowances for repairs;	<ul style="list-style-type: none"> <li>Meets conventional repair standards</li> <li>Meets conventional standards as much as possible</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	One-time addition less than 500 sf
Enhanced Treatment for: <ul style="list-style-type: none"> <li>reduced groundwater or surface water separation,</li> <li>fast or slow soil percolation</li> <li>under pavement</li> <li>reduced dispersal area up to 50%</li> <li>existing seepage pits</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance Contract</li> <li>Deed recordation</li> <li>Periodic Inspection</li> <li>Annual service charge</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	One-time addition less than 500 sf
Limited Expansion System	<ul style="list-style-type: none"> <li>Water efficiency</li> <li>Deed Recordation</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	One-time addition less than 500 sf
Low-Flow System	<ul style="list-style-type: none"> <li>Water efficiency</li> <li>Deed recordation</li> <li>Periodic Inspection</li> <li>Annual service charge</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	One-time addition less than 500 sf
Nonconforming Interim (deferred enhanced treatment)	<ul style="list-style-type: none"> <li>Water efficiency measures installed</li> <li>Must install enhanced treatment at time of property transfer</li> <li>Deed recordation</li> <li>Periodic Inspection</li> <li>Annual service charge</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	No Addition
Haulaway System	<ul style="list-style-type: none"> <li>Water efficiency measures installed</li> <li>Deed recordation</li> <li>Periodic Inspection</li> <li>Annual service charge</li> <li>Must comply with Prohibitions (7.38.042)</li> </ul>	No Addition



### **Definitions of Non-standard Systems Allowed as a Repair (Other than Enhanced Treatment Systems)**

- a. A Limited Expansion System is a permitted system repair that meets all the requirements for a standard conventional system except for availability of adequate system replacement area. Use of a Limited Expansion system requires water conservation measures and enables only a one-time addition of up to 500 sq. ft. of habitable space with no bedroom additions, and no increase in the volume of wastewater discharge. If the system performs well, no annual inspection fee is charged.
- b. A Low-Flow System is a permitted system repair that meets the requirements for a standard conventional system except for the required amount of dispersal area. A Low-Flow system requires water conservation measures and enables only a one-time addition of up to 500 sq. ft. of habitable space with no bedroom additions, and no increase in volume of wastewater discharge. An annual fee is charged on the tax bill and the property will be periodically checked for signs of failure.
- c. A Non-Conforming Interim System is a repair to a failing system that does not fully meet standards due to dispersal size or deferred installation of enhanced treatment. No building additions will be allowed and the system will need to be brought up to standards at the time of property transfer. An annual fee is charged on the tax bill and the property will be periodically checked for signs of failure.
- d. A Haulaway System is a system that requires that effluent be pumped out on a seasonal or permanent basis to prevent failure, and/or ensure that requirements for groundwater separation are met. No building additions will be allowed. An annual fee is charged on the tax bill, pumping reports are monitored by County EH, and the property will be periodically checked by County EH for signs of failure or wastewater discharge to an unapproved dispersal device.

Groundwater Separation Based on Stream Setback, Treatment, and Soil Percolation (MPI)

Horizontal Setback to Stream	25-50 Feet	50 - 100 Feet	> 100 Feet
<b>Conventional Systems:</b>			
Repaired System, no increase in flow	Not Permitted	<1 MPI – Not Permitted 1-5 MPI Not permitted in nitrate concern area 1-5 MPI – 20 feet outside nitrate concern area 5-29.9 MPI = 5 feet 30-60 MPI = 5 feet >60 MPI – Not Permitted	<1 MPI – Not Permitted 1-5 MPI Not permitted in nitrate concern area 1-5 MPI = 8 feet outside nitrate concern area 5-29.9 MPI = 5 feet 30-60 MPI = 5 feet >60 MPI – Not Permitted
<b>Enhanced Treatment System</b> <sup>a,b</sup> (BOD, TSS, TN <30 mg/L; Fecal coliform/E.coli Reduction to 200 MPN/100 ml)			
Repaired System, no increase in flow	4 feet	2 feet	2 feet
Seepage Pit-Repair/Upgrade Only	Not Permitted	Not Permitted	10 feet

<sup>a</sup> Enhanced treatment with nitrogen reduction is required for all new, repaired, and replacement OWTS with soils that percolate faster than 5 MPI in nitrate concern areas (see Figure 3-1, Sec.3.2.6)

<sup>b</sup> Groundwater separation less than 2 ft can only be approved by Regional Water Board

**7.38.150 Effluent dispersal system requirements.**

(B) Leaching Trench Dispersal System.

(1) The Health Officer may approve the use of a trench as a leaching dispersal system. Any such trench shall be 18 inches to 36 inches in width, contain a perforated sewage conductor pipe, and shall be filled with rock. The trench depth required will be dependent on soil conditions, and the trench length required will be dependent on sewage loading. The effective leaching area of a new or upgraded conventional system shall not be more than 4 square feet of infiltrative area per linear foot of trench and with trench width no wider than three feet. The infiltrative area is calculated using the bottom area of the leaching trench and the sidewall area beneath the leaching pipe. For repairs only, if a qualified professional demonstrates that an existing lot of record is constrained by existing conditions, such as steep slopes or trees, the replacement dispersal system may utilize up to 10 square feet of infiltrative area per linear foot of trench, with the bottom of the trench no deeper than 10 ft below the ground surface. Deeper trenches may be allowed for new development or upgrades if enhanced treatment is utilized.

(6) Standard leaching trench depth: Maximum of 4 feet (2 feet effective depth)\*

\* Replacement systems for repairs on parcels with soils that percolate in the range of 6—60 minutes per inch may use a deeper trench not to exceed 10 feet, and an infiltrative area of up to 10 square feet per linear foot, if constraints on the parcel prevent the use of the standard trench depth. However, in all such instances, the trench shall be as shallow as possible using the maximum lineal feet that can fit on the parcel while still reserving the required expansion area. Enhanced treatment may be required per section 7.38.095(C).

**7.38.150 Effluent dispersal system requirements.**

(E) Seepage Pit Leaching Disposal System.

(1) Seepage pits shall not be permitted for new installations. The Health Officer may approve the use of a seepage pit as a leaching dispersal system to:

(a) repair an existing OWTS, or

(b) to expand an existing system in conjunction with a building addition, alteration, expansion or reconstruction, if:

(i) the existing system utilized seepage pits,

(ii) leaching trenches cannot be installed due to unsatisfactory soil conditions or lack of sufficient space.

(2) Enhanced treatment will be required for all seepage pits and minimum groundwater separation will be 10 feet, and individual domestic well setback shall be 150 feet. Setback from a public water system well shall be as specified in Section 7.38.043.

(3) Repair procedures for use of seepage pits shall be established by the Health Officer pursuant to SCCC 7.38.095(E).